

STADIUM ALTERNATIVE MEASURES CHECKLIST

H.P.S.P. SUSTAINABILITY CHECKLIST

TCA
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Cultural Resources			
E-1	Prior to disturbance occurring on the Project site, the Project applicant should (i) take steps to protect the Hollywood Gold Cup Sweeps monument; (ii) if it will ever be re-located off the Project site and (iii) permit the stand-on of the Native American instrument to the Del Mar recipient.	DP	ECO
E-2	Should any known archaeological materials be encountered during the course of the project development, construction activities shall be halted in the area of discovery to allow the mentor to determine the significance of such finds. The services of a professional archaeologist shall be secured to assess and evaluate the impact upon any significant archaeological resources and risks associated with the Disruption. Any findings from archaeological surveys, studies or reports documenting any archaeological resources found or recovered on the Project Site shall be submitted to the San Diego County Archaeology Program, California Historical Resource Information System, California State University, Fullerton, Department of Archaeology.	C	ECO
E-3	In the event of the unlikely accidental discovery or removal of any human remains during construction, the Project applicant shall immediately stop all work in the area of discovery and notify the Director of the site or any nearby area reasonably suspected to overlie undiscovered human remains and (b) the Los Angeles County Coroner is contacted to determine that no investigation of the cause of death is required, and (c) if the Coroner determines the remains to be Native American, the Coroner shall contact the Native American Heritage Commission within 24 hours. The Native American Heritage Commission shall notify the person or persons it believes to be the most likely descended from the deceased Native American. These likely descendants may make recommendations to the landowner or the person responsible for the excavation. In the event of a finding of, or with appropriate dignity, any human remains and any associated grave goods as provided in Public Resources Code section 14175.5, the remains and grave goods shall be interred in a suitable location within 48 hours of discovery. Any remains and grave goods shall be interred in other areas of the Project Site that are not reasonably suspected to contain additional remains or cultural resources.	C	ECO
E-4	If any paleontological materials are encountered during the course of the Project development, development shall be halted in the area of discovery and the services of a paleontologist shall be acquired by contracting the Center for Public Paleontology - USC, UCLC, Cal State Long Beach or the Los Angeles County Natural History Museum to assess the resources and evaluate the impact. Copies of the paleontological survey, study or report shall be submitted to the Los Angeles County Natural History Museum.	C	ECO
Hydrology / Water Quality			
F-1	Nutrient sources resulting from human impacts from impervious surfaces by treating flows in the Arroyo and Lake Park and using bioswales and other vegetated treatment control BMPs to reduce runoff volumes through groundwater infiltration.	E-1	PW
F-2	Reservoirs and stormwater management systems will be designed to meet the requirements of the LAUSD Stormwater Management Manual.	BPS	ECO, PW
F-3	The Project's stormwater management system will include the use of the vegetated treatment BMPs, including the Arroyo and Lake Park, as well as among lot biofiltration areas and vegetated swales.	E-1	ECO, PR
F-4	Treatment control BMPs will be selected to address the pollutants of concern for the Project (see Appendix F-3 to the 2009 EIR). These treatment BMPs for the Project include the Arroyo swale, Lake Park vegetated BMPs, and catch basin areas. These BMPs are designed to minimize discharge of pollutants to the Maximum Extent Protection. Types of treatment control BMPs that will be employed include swales, biofiltration areas, catch basins, infiltration areas, e.g., a dry pond system (e.g., Lake Park).	E-1	PW
F-5	The Project will include numerous source controls, including a education programs, on-site waste bin stations, street sweeping and catch basin cleanups, an Integrated Pest Management Program per the LAUSD standards for common area landscaping in commercial and multi-family residential areas; use of native and/or non-invasive vegetation, product substitution to enhance zinc and copper roofing materials, and reducing runoff to vegetated areas.	OPS	ECO
F-6	An education program will be implemented that uses both the education of real estate and commercial businesses regarding water quality issues. This education will include sources that could affect water quality, such as car washes and oil wells that may not properly dispose of cleaning wastes, wastewater treatment facilities (fuel tanks), and residential car washing. The education program will also emphasize on-site waste management, such as the importance of closing off oil pits and not feeding pigeons organic, sugars, and grease.	OPS	ECO
F-7	The Arroyo area will be designated to safety control zones. Areas without steering the bottom, breaking banks, or embankment sediment.	E-1	PW
F-8	All structures within Lake Park will be landscaped as required to prevent erosion.	OPS	ECO
F-9	Project staff needs and waste control areas will be identified as required.	BP, OPS	ECO
F-10	The Lake Park area will be posted around the Arroyo area, Lake Park, and any other locations that appear prone to illicit dumping.	BP, OPS	ECO
F-11	The Project area will implement the measures outlined in F-3 and F-10.	OPS	ECO
F-12	Pass codes, barriers, paths, and other hazardous materials used for maintenance of common areas, parks, commercial areas, and multi-family residential control areas will be kept off-site or in enclosed storage areas.	OPS	ECO
F-13	All trash containers will be covered to prevent contact with stormwater.	OPS	ECO
F-14	The property owner or a Landscape Maintenance District will be responsible for operations and maintenance of the Arroyo, Lake Park, vegetated BMPs, and catch basin media filtration BMPs. Maintenance will be in accordance with a maintenance manual approved by the Economic and Community Development Director.	OPS	ECO
F-15	Stormwater treatment facilities will be designed as required by the 2014 LA County LID Standards Manual.	GP	PW
F-16	Volumetric-based treatment control BMPs for the Project (e.g., Lake Park, vegetated volume-based BMPs) will be designed to capture the required portion of the overall Stormwater Quality Design volume based on the design flow rate.	GP	PW
F-17	Flow-based BMPs (e.g., the Arroyo, vegetated flow-based BMPs) will be sized to handle the Stormwater volume pursuant to the 2014 LA County LID Standards Manual.	GP	PW
F-18	As portions of the site are developed, the sites of fox dens will be finalized during the design phase for that portion of the Project area. Removal of a fox burrow hole should	GP	PW

EXHIBIT B STADIUM ALTERNATIVE MITIGATION MEASURES			
PLEASE NOTE:			
Project collects, curates, and organizes the mitigation measures for the Hollywood Park Specific Plan/Stadium Alternative. The goal of this matrix is to present the information in an accessible fashion. In utilizing this matrix, it is important to review the following plan X in chart.			
Lenders and contractors are responsible for all of the requirements contained in the Project's mitigation measures, and should therefore not focus only on those categories that seem the most relevant to them. For example, commercial and residential builders should not only review the vertical and post-construction measures, they should take into account all of the other measures as well.			
When the action listed requires submission of an item, it should be assumed that this item must be submitted to the appropriate City department; or, if no City department is listed, the custodian agency specified in the mitigation measure.			
"Action Required At" column indicates the timeframe in which the applicable mitigation measure must be completed as an obligation of the Landowner under the Development Agreement.			
Mitigation Measure	Summary of Required Actions	Action Required At	Agency
Anesthesia			
A-1	Public right-of-way landscape plans shall be prepared by a landscape architect for each phase of the Project as provided for in the Specific Plan, and shall be implemented as part of the Project.	BP	PH
A-2	Stadium shall be constructed with a perimeter fence and landscaping to separate the stadium from the surrounding residential neighborhoods.	BB	ECD
A-3	Stadium shall be constructed with a perimeter fence and landscaping to separate the stadium from the surrounding residential neighborhoods.	BP, BP	ECD
A-4	Stadium shall be in conformance with the development standards and design guidelines as provided for in the Specific Plan.	BP	ECD
A-5	The Project applicant shall prepare a landscape plan for improvements to the perimeter areas of parking areas. Such plans shall provide landscaping on the perimeter of areas adjacent to, or across from, residential neighborhoods. All landscape plans shall be performed in compliance with Specific Plan design standards. All landscaping shall be maintained in a first-class condition.	BP	ECD
A-6	The Project shall incorporate low-level directional lighting at the ground, pedes., and parking levels of all structures to ensure that architectural, parking and security lighting does not spill onto the nearest residential property outside the boundaries of the Hollywood Park Specific Plan ("Off-Site") or any other adjacent residential properties.	BP	ECD
A-7	The park and open spaces areas shall incorporate low-level directional lighting for pedestrian safety and security purposes to minimize light trespass onto adjacent properties.	BP	ECD, PH
A-8	Upgrades and windows shall be constructed of non-reflective materials such that glare impacts on surrounding residents at properties and roadways are minimized.	BP	ECD
A-9	For any digital signage located outside of the Sports and Entertainment land uses that faces cut into Century Boulevard, Prairie Avenue, or Picay Drive, the refresh rate of the message on a sign, exclusive of any change in whole or in part of the sign image, shall be no more frequent than one refresh event every eight seconds, with an instant transition between images.	OPB	ECD
A-10	Luminaires, stadium, and advertising lighting (including signage in proximity to adjacent Off-Site residential neighborhoods or sensitive uses) shall be equipped with state-of-the-art screening measures that reduce indirect light spill to the adjacent Off-Site residential neighborhoods and sensitive receptors.	C of O	ECD
A-11	Stadium shall be equipped with a motion sensor to turn off lights automatically, or otherwise protected from direct sunlight so that the brightness of a light source within 10 degrees from a driver's normal line of sight shall not be more than 1,000 lumens when the minimum measured brightness in the driver's field of view, except when minimum values are less than 10 L, if minimum values are below 10 L, the source's brightness shall not exceed 500 L plus 120 times the angle, in degrees, between the driver's line of sight and the light source.	C of O	ECD
A-12	Luminaires used for field lighting within the Stadium shall be shielded, or screened. From this fact that a 10% rating does not exceed 45 for motorists and vehicles operated on roadways. Prior to the issuance of the first certificate of occupancy for the Stadium, the applicant must prepare a study of the gage ratings at all roadways within a 1-mile radius of the stadium that have a direct line of sight to the Stadium's event lighting fixtures. The lighting study shall demonstrate that the Stadium's design does not result in a glare rating above .45 at any roadway location within a 1-mile radius of the stadium.	C of O	ECD
A-13	The measured disturbance from Stadium and other Project lighting shall not exceed 40% lux (lx) (lx) at the property line of the nearest Off-Site residential or off-site light sensitive receptor when measured at a distance of 100 feet.	OPB	ECD
A-14	The measured disturbance from Project signage shall not exceed 40% cd/m ² after sunset or before sunrise. The intensity of illuminated signage shall be controlled with a photocell with an adjustable setback that measures as a total daylight, or other similar technology. This set-point shall be used to control the intensity of the sign output to when the daytime or nighttime lumens intensity.	OPB	ECD
A-15	Lights associated with Project construction that the shielded reflector panel used for the fixed linear beam lighting is repaved outside of the Project site boundary. However, construction lighting shall not exceed 40% cd/m ² after sunset or before sunrise.	C	ECD

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Appendix 2 - Masterplan Park Specific Plan – Plan Plus Review – Sustainability Checklist						
		Type of Decision Level	Policy	Program	Project	Implementation
8.01. R-Required, O-Optimal, PP-Potential, OP-Specific [bold] indicates negative resources; BP-Building Permit						
L- To be acted on a later date						
NA - Not Applicable						
GR-Complete						
SECTION 1: CREATE A SUSTAINABLE COMMUNITY						
1-1 Implement local ordinances to encourage infill, transit-oriented development, and encourage high density development along transit corridors.	NA	R	--	--	--	SP
1-2 Encourage compact, mixed-use parcels, for mixed-use villages designed to reduce traffic otherwise.	NA	R	--	--	--	SP
1-3 Encourage infill, redevelopment, and higher density development.	NA	R	--	--	--	SP
1-4 Encourage integration of existing, civil, and related services (schools, parks, carols, shopping opportunities) in a plan feature that minimizes unnecessary trips.	NA	R	--	--	--	SP
1-5 Apply advanced technology systems and management strategies to improve efficiency of transportation systems and increased use of public, private, and active modes.	NA	R	--	--	--	SP
1-6 Incorporate green roofs into the project design that access/mimic the supply of green roof suitable and accessible public transit.	NA	R	--	--	--	SP
1-7 Implement street improvements to align with the location of the region's most compressed roadways and intersections.	NA	R	--	--	--	SP
1-8 Provide public parks and green spaces.	NA	R	--	--	--	SP
1-9 Create a projection system for local economic development.	NA	R	--	--	--	SP
1-10 Actively review the community plan to progress implementation.	NA	R	--	--	--	SP
2-1 Place or encourage new structures that will reduce buildings (like having the effect of reducing energy requirements for heating/cooling).	NA	R	--	--	--	SP
2-2 Create bike lanes and walking paths connecting schools, parks, mixed-use, residence, and other destination points.	NA	R	--	--	--	SP
2-3 Create more open public spaces and public plazas.	NA	R	--	--	--	SP
SECTION 2: GREEN BUILDS						
2-1 Design landscape in areas that are approved by the Specific Plan.	X	n	Y	R	R	SPN
2-2 Prioritize net cooling measures including passive cooling requirements.	X	n	n	R	R	SPN
2-3 Use geothermal or solar energy systems as authorized by the Specific Plan.	X	O	X	R	R	SPN
2-4 Use recycled rubble, farmland, and more.	X	R	R	R	R	SPN
2-5 Promote shading of surface parking.	NA	n	Y	R	R	SPN
SECTION 3: GREEN INFRASTRUCTURE						
3-1 Comply with stormwater management requirements through landscaping and absorbents and evaluate infiltration on site.	NA	n	--	--	--	SPN
3-2 Use infiltration basins.	NA	O	O	O	O	SPN
3-3 Use water-conserving landscape technologies such as drip irrigation, moisture sensors, and weatherization.	X	n	R	R	R	SPN
3-4 Provide stormwater runoff treatment for input local stormwater quality control standards.	NA	R	--	--	--	SPN
SECTION 4: WASTE MANAGEMENT						
4-1 Maximize building construction material recycling (e.g. wood).	NA	--	--	--	--	SPN
4-2 Disassemble old buildings for material reuse / salvage.	NA	R	--	--	--	SPN
4-3 Provide a transportation system to reduce waste generation.	X	n	R	R	R	SPN
4-4 Design for durability and mass retention in accordance with California requirements.	NA	--	O	O	O	SPN
4-5 Provides space for storing and handling recyclables.	X	R	R	R	R	SPN
4-6 Use recycled asphalt from the existing parking lots.	NA	O	O	O	O	SPN
SECTION 5: WALKABILITY AND DENSITY REQUIREMENTS						
5-1 Use Rythm's concrete	NA	O	O	O	O	SPN

F-19	which will be approved by the City of Inglewood prior to issuing the grading permit(s) to ensure compliance with the 2014 LA County LD Standards Manual.		
F-20	The structured BMP's in the stormwater treatment system will be configured to achieve treatment in multiple BMP facilities for the majority of the developed areas. This "treatment train" approach provides more reliable and consistent pollutant removal.	GP	PW
F-21	Locating stock areas will be converted or designed to minimize runoff and will include catch basin inserts or other appropriate treatment control BMPs, as determined by a licensed engineer, for treating the Stormwater Quality Design volumes prior to discharging to the storm drain system.	BP	ECD
F-22	Direct connections to storm drains from depressurized holding tanks shall not be permitted.	GP	RCD
F-23	Construction activities shall be limited to daily (including the night) weather conditions that do not impact the quality of the stormwater runoff. Construction activities will not use oil, water, or solvents.	GP	ECD
F-24	Areas for wash/dust control storage of vehicles will be constructed or converted with a rock or gravel base, will be equipped with mesh racks and will the prior approval of the permitting agency will be equipped with a number of other preventive facility, and will be properly connected to a sewer system.	BP	ECD
F-25	Soil shall be treated with a minimum of 10% lime to reduce soil infiltration rates.	N/A	ECD
F-26	Soil shall be treated with a minimum of 10% lime to reduce soil infiltration rates.	GP	ECD
F-27	Where technically and commercially feasible, commercial and multifamily parking lots will incorporate vegetated swales or bioswales on facilities located in islands or perimeter landscaped areas to promote infiltration and reduction of runoff.	GP	ECD
F-28	Catch basin inserts or media filter vaults will be used to treat stormwater runoff from all areas not treated by vegetated BMPs.	G or O	ECD
F-29	Treatment of runoff in biofiltration (or vegetated swales) and catch basin inserts will be used to address oil and petroleum hydrocarbons from off-site uses parking lots.	G or O	ECD
F-30	Signage shall be placed prominently onto the fence to indicate the potential for trespassing and/or damage.	OPS	ECD
F-31	The Project will be granted a variance from HWD's General Waste Discharge Requirements (GWDRs) Under Order No. RA-2014-0141, NPDES No. CA05949004 governing construction-related construction discharges with in the City of Inglewood.	GP	ECD
F-32	The Project will add 1.31 of the area of landfill materials, surface soils, and/or materials associated with the site, but no fresh fill in asphalt and 3m.	GP	ECD
F-33	The Project operator shall remove all leach and debris associated with Stadium events. Clean-up shall commence within 24 hours of an event at the Stadium and shall include all areas where actions are directed to park and where recycling is authorized by the Hollywood Park Casino Spec. Plan. Clean-up shall be conducted to the satisfaction of the Inglewood Public Works Department.	OPS	PW
F-34	All waste shall be disposed of properly. Appropriately labeled recycling bins shall be used to recycle construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, wood, and vegetation. Non-recyclable materials shall be taken to an appropriate landfill. These wastes shall be discarded at a licensed regulated disposal site.	C, OPS	ECD
F-35	Leaks, drips and spills shall be cleaned immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.	C	ECD
F-36	Hauling areas of pavement at treated areas shall be maintained. Day clean, and materials shall be kept in reusable containers.	C	ECD
F-37	Dumping shall be covered and maintained. Uncovered dumpsters shall be covered under a roof or covered with tarp or plastic sheeting.	C	ECD
F-38	Gravel approaches shall be used where truck traffic is frequent to reduce dust and compacted and limit the tracking of sediment to streets.	C	ECD
F-39	All vehicles/apparatus maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop cloths shall be used to catch drips and spills.	C	ECD
F-40	Prior to issuance of any grading or building permit, a SWPPP shall be prepared for the Project. The SWPPP credit boundary BMP's to be implemented in accordance with the General Construction Permit issued by the HWD.	GP, BP	ECD
F-41	At a minimum, the Project shall meet the requirements for retention and treatment of stormwater runoff pursuant to the 2014 LA County LD Standards Manual. A signed certificate from a California licensed civil engineer or licensed architect that the proposed BMPs meet this numerical threshold standard shall be required.	E-I	PW
F-42	The Project shall be designed such that overall post-development total stormwater runoff discharge rates shall not exceed the estimated pre-development rate for developments where the increased peak stormwater discharge rate will result in increased potential for downstream erosion. A signed certificate from a California licensed civil engineer to confirm that the Project is designed in such a manner that no required.	E-I	PW
F-43	Appropriate broken control and drainage devices shall be incorporated, such as interceptor trenches, berms, vee-channels, and rock and outlet structures. Outlets of culverts, conduits or channels shall be protected from erosion by stream velocities by installing rock outlet protection. Rock outlet protection is a physical device composed of rock, grouted, spring, or concrete rubble placed at the outlet of a culvert, conduit or channel to be held in place by the flow of water.	C	ECD
F-44	Potable water hazard mitigation with the authority defining stormwater chart 101 (1) placed in an enclosure such as, but not limited to, a cabinet, closet, or similar structure; or (2) protected by secondary containment such as, but not limited to, exterior walls, dikes, or cracks.	C	ECD
F-45	Storage areas for hazardous materials shall be painted and sufficiently impermeable to contain liquids and solids.	C	ECD
F-46	Storage areas or hazardous materials shall have a roof or awning to minimize collection of stormwater within the secondary containment area.	NPV	ECD
F-47	Runoff shall be treated prior to release into the storm drain. Three types of treatments are available: (1) dynamic flow separator; (2) filtration and (3) infiltration. Dynamic flow separator uses hydrodynamic force to remove silt, sand, oil and grease, and is located underground. Filtration utilizes catch basins with filter inserts. Infiltration methods are typically constructed on-site and are determined by various factors such as soil types and groundwater tables. If utilized, filter inserts shall be inspected every six months and after major storms, and cleaned at least twice per year.	E-I	ECD
F-48	Stormwater management systems shall be designed to accommodate the maximum projected stormwater volume for the design storm event. The design storm event is defined as the 2-year, 24-hour storm event. The design storm event is defined as the 2-year, 24-hour storm event.	GP, BP	ECD
		N/A (no parking lots; just parking garages)	

A-16	be no dimmed as it may reduce the safety of construction workers.		BP	ECD
A-17	The interior lighting for the Stadium and associated luminaires or fixture surfaces shall be designed, specified, and installed so that minimum candlepower direct beam luminaire (from luminaire) is not exceeded at the building envelope.		BP	ECD
A-18	Luminaires used for field lighting within the Stadium shall be shielded, or screened from view in an effort to prevent the glare rating from exceeding 55 at all 100-ft residential residences located within a one-mile radius of the Stadium that have a direct line of sight to the field lighting luminaire. Prior to the issuance of the first building permit for the Stadium, the applicant shall prepare a study of the glare ratings at all such residences located as specified above to determine whether the glare rating of such residences from the field lighting luminaires exceeds a glare rating of 55. For those residences located as specified above that exceed a glare rating of 55, the applicant shall effort to install, at the applicant's expense, window coverings that reduce the glare rating to a level of 55 or below prior to the first game signage at the stadium.		C of O	ECD
A-19	As part of the building approval process for the Stadium, the applicant shall submit a lighting plan for the Stadium to the Economic and Community Development Director. The lighting plan shall include discussion of the location of signposts (if any) and architectural lighting. Such plan shall comply with all AIA regulation one. The plan shall additionally require implementation of all lighting mitigation measures and applicable City ordinances, along with the following protocols, to ensure compliance:			
	(1) A representative testing site shall be established within each adjacent residential neighborhood on or next to those residential receptors which have the greatest exposure to signage and stadium lighting (as much of the facades of the Stadium);			
	(2) A light meter mounted to a tripod at eye level, facing the Stadium, shall be calibrated and measurements shall be taken to determine ambient light levels with the signage on, and when the Stadium is in operation;			
	(3) An eye-piece object (e.g., a board) shall also be used to block out the view of the sign, and the Stadium, from the right meter, at a distance of at least 4 feet away from the tripod and blocking the right meter's view of the building. A reading shall be taken to determine the ambient light levels with the signage off; and,			
	(4) The difference between the ambient light levels with the signage being illuminated, and with the signage being off, would be the amount of light the signage casts onto the sensitive receptor. If the above-described test from the established representative testing site shows compliance with these lighting standards, the Project shall conclusively be in compliance with these lighting requirements.			
A-19	To minimize the impact of lighted parking decks on surrounding residential areas, the lighting system shall be equipped with the ability to control light fixtures for individual areas at different lighting levels, such as, but not limited to, 50% in ten minute increments.		BP	ECD
	Air Quality			
B-1	As part of the building permit application, each builder shall incorporate energy efficiency measures and other conservation measures from the Hollywood Park Sustainability Checklist contained in the Hollywood Park Specific Plan.		BP	ECD
B-2	The Project incorporates various sustainable design elements and strategies to promote energy efficiency and other conservation measures. The Project's sustainable design elements will include:		BP	ECD
	(a) a new mixed-use development that integrates housing, civic, entertainment and retail amenities (jobs, parks, entertainment, shopping opportunities, etc.) to help reduce vehicle miles traveled resulting from discretionary automobile trips;			
	(b) a mix of land uses that will also contribute to the overall reduction in vehicle miles traveled by promoting alternative methods of transportation and creating provisions for non-vehicular travel (e.g. pedestrian pathways and passes, bike paths, etc.) within the Project site;			
	(c) urban infill development in central Los Angeles County, providing access to several modes of public transportation (buses, rapid transit, and light rail) for travel between neighboring cities;			
	(d) a land use plan and land use strategies that encourage higher density development along established transit corridors;			
	(e) quality housing opportunities located in a job-rich area of Los Angeles County;			
	(f) implementation of street improvements if and as designed to move present on-street traffic away from intersections;			
	(g) contribution to air quality environmental through the creation of shade to reduce ambient heat produced by paved surfaces by integrating an urban forest concept into the overall landscape design of the Project;			
	(h) planting of trees and vegetation near structures to shade buildings and reduce energy requirements for heating/cooling;			
	(i) use of a plant palette that requires low maintenance and climate appropriate plant species;			
	(j) conservation by utilization of recycled water sources for landscape irrigation purposes;			
	(k) natural landscape, such as by filtration of stormwater runoff through an arroyo and lake system and in smaller pocket parks;			
	(l) use of energy efficient lights for street lighting and other electrical needs;			
	(m) creation of incentives to increase recycling and reduce generation of solid waste by residential users on the Project site;			
	(n) implementation of a recycling program for waste generated by demolition and construction activity, including recycling of existing asphalt and other building materials; and			
	(o) use of Energy Star appliances for residential construction.			
B-3	The Stadium shall meet the criteria for a LEED certification as determined by a licensed architect or other member of the Project team who is a LEED Accredited Professional.		BP	ECD
B-4	To encourage the use of alternative fueled transportation, the Project applicant / developer shall install electric vehicle recharging stations with both conductive and inductive charging capabilities within parking lots dedicated to Stadium parking. The charging stations shall be installed and operational prior to the Stadium opening. Preferential parking shall be provided for stadium use vehicles; and for		C of O	ECD

B-5	Water or a stabilizing agent shall be applied to exposed surfaces in sufficient quantity to prevent generation of visible dust plumes.	C	ECD
B-6	Track-out shall not exceed 25 feet or more from an active operation, and Track-out shall be removed at the conclusion of each workday. "Track-out" is defined by the SCAQMD as any material that adheres to soil and aggregate on the exterior of vehicles, trailers, trucks, haul trucks, and equipment (including tires) that has been released onto a paved road and can be removed by a vacuum sweeper or a broom within one hour of application. (Rule 171(b)(2)(g))	C	ECD
B-7	5-wheel tandem trailers shall be hauled and used to transport bulk materials from sites and vehicles, unless arming before vehicles and the Project site during heavy grading operations.	C	ECD
B-8	All road surface haulout soil, sand, and other loose materials shall be transported in closed containers in accordance with California's Vehicle Code, Section 23114.	C	ECD
B-9	All haul trucks haulout soil, sand, and other loose materials shall be covered (e.g., w/ tarp or other enclosures that would reduce fugitive dust emissions).	C	ECD
B-10	Traffic speeds on improved roads shall be limited to 75 miles per hour.	C	ECD
B-11	Operations on unpaved surfaces shall be suspended when wind exceeds 25 miles per hour.	C	ECD
B-12	Heavy equipment operations shall be suspended during first and second stages (impacts).	C	ECD
B-13	On-site stock piles of debris, dirt, or earth materials shall be covered or watershed at least twice per day.	C	ECD
B-14	Contractors shall maintain equipment and vehicle enclosures in good condition and in proper tune per manufacturers' specifications.	C	ECD
B-15	Contractors shall utilize electricity from power poles rather than temporary diesel or gasoline generators, as feasible.	C	ECD
B-16	During construction, heavy-duty trucks shall be prohibited from idling for excess of five minutes, both on- and off-site.	C	ECD
B-17	Contractors providing shall be compensated to minimize traffic interference, and shall not increase the need for lane closures.	C	ECD
B-18	Area managers shall be responsible for ensuring that all contractors meet environmental control requirements as specified by the SCAQMD.	C	ECD
B-19	Excessive wind may result in dust generation and/or dispersion; therefore, wind speeds shall be monitored and mitigated as required.	C	ECD
B-20	Spray equipment with high transfer efficiency, such as the electrostatic spray gun or manual coatings application (e.g., paint spray and hand holes), shall be used on all construction outside of the Sports and Entertainment land uses area to reduce VOCs, especially.	C	ECD
B-21	All diesel powered construction equipment in use shall require curbing equipment that meets or is equivalent to Tier III emissions requirements. In the event Tier III equipment is not available, diesel powered construction equipment in use shall require emissions control equipment with a minimum of Tier II fleet standards.	C	ECD
B-22	Contractors shall utilize alternative fuelled off-road equipment where possible.	C	ECD
B-23	Contractors, of all brands (temperature range), which are a fire hazard, during all phases of construction to modulus (modular) units, shall be required to have a fire extinguisher readily available.	C	ECD
B-24	The applicant shall install automatic lighting on/off site truck and emergency efficient lighting for office spaces.	BP	ECD
B-25	The applicant shall develop implementation protocols to provide to new residents within the development cooling, heating, public transportation options, to be used by the user who chooses to walk and use public transportation.	OPB	ECD
B-26	Construction activity that affects traffic on the arterial system, and that relates, apply to development of any one, or any combination, of the following areas within the Hollywood Park Specific Plan shall be limited to off-peak hours, as follows: Mixed-use Residential, Commercial and Recreational, Civic, and Open Space designations.	Stadium	ECD
B-27	Geology / Soils	N/A	ECD, PR
C-1	Structures, foundations, and other improvements shall be designed and constructed in conformance with the provisions of the Specific Plan and the Uniform Building, Mechanical, Plumbing, Electrical and Fire Codes, City standard construction specifications, and Title 24 of the California Code of Regulations, relating to Building Standards, in effect at the time of approval of the appropriate building, grading, encroachment or other construction permits.	BP	ECD
C-2	All buildings and structures shall be designed and constructed in conformance with the provisions of the Specific Plan and the Uniform Building, Mechanical, Plumbing, Electrical and Fire Codes, City standard construction specifications, and Title 24 of the California Code of Regulations, relating to Building Standards, in effect at the time of approval of the appropriate building, grading, encroachment or other construction permits.	BP	ECD
C-3	Prior to the start of grading, demolition will be required to remove any existing improvements, including pavement and structures, in the excavable areas. Any void created from the demolition should be properly backfilled to the limits determined by the Project geotechnical engineer. Any soils coerced or disturbed during the demolition should also be removed. The existing cut walls may also need to be re-excavated or verified in accordance with applicable regulations. The presence and location of all existing utilities on the property shall be identified. Precautions shall be taken to remove, relocate or protect existing utilities as appropriate.	GP	ECD
C-4	Prior to the start of grading, utility regulation and access shall be utilized. The excavation wall will be removed from the site. The topsoil may be stockpiled and reused in planned landscaped areas. In addition, any trees and shrubs shall be cleared, so that no root longer than 1 inch in diameter remain. Any soils coerced during removal of backwalls shall also be removed.	GP	ECD

		Plot Plan Assessment				
		Score	Score	Score	Score	Score
201: R = Required, O = Desired, P = Part Plan, SP = Scored Plan (Each mandatory requirement receives a 100 – Building Permit)						
15-1) Site location and building footprint	X	-	S	R	BP	
GOAL: REPLACE PLASTIC USE WITH ALTERNATIVES						
15-2) Green roof, green roofs, or no roof solar photovoltaics	N/A	-	O	O	DP	
15-3) Low water rain-water systems or domestic use, reusing greywater	N/A	-	O	O	DP	
15-4) Low water rain-water systems or greywater	N/A	-	O	O	DP	
15-5) Pre-planted trees or shade hardscape system	N/A	-	O	O	DP	
GOAL: CONSERVE AND REUSE MATERIALS						
15-6) Use recycled-content for tile, carpet, paint, carpet tiles, seal coatings	N/A	-	O	O	DP	
GOAL: INNOVATION AND INTEGRATION TO SUPPORT SUSTAINABLE DESIGN PRINCIPLES						
15-7) Use insulated concrete forms	N/A	-	O	O	DP	

	(e) Weather-based irrigation controller with rain shutoff; (f) Finespacer and recessed irrigation heads (large landscapes); (g) Permeable pavers for permeable surfaces; (h) Drip irrigation/evapotranspiration irrigation where appropriate; (i) Proper hydro-seeding, turf maintenance and use of native/drought tolerant plant materials; and (j) Use of landscape contractor to minimize irrigation runoff.	
I-0	The applicant shall ensure the Project will provide individual meters of submetering and billing for water use for all dwelling units where feasible.	BP ECO
I-1-0	The applicant shall ensure that the Project will utilize recycled water for sproinkers and reuse irrigation.	BP ECO
I-1-1	The applicant shall comply with the 2014 LA County LID Standards Manual and shall encourage implementation of BMPs that have stormwater reduction or reuse benefits.	C ECO
I-1-2	The Project shall use an artificial playing surface for the proposed Stadium playing field.	OP3 ECO
	Solid Waste	ECO
J-1	As part of the Project's sustainability goals, the Project Applicant will conduct and implement a construction waste management plan that identifies the materials to be diverted from disposal and whether the materials will be sorted, made or re-purposed prior to disposal and reuse (impingement).	C ECO
J-2	The Project shall follow all applicable City of Industry policies related to materials collection and recycling processes.	OPB ECO
J-3	The Project shall recycle construction and demolition waste.	C ECO
J-4	All leases and vendor's on the Project site shall be prohibited from serving or packaging take-out food materials in nondegradable polystyrene (i.e., Styrofoam) materials.	OPB ECO
	Public Services – Police and Fire Services	ECO
K-1-1	The Project shall include the construction of a police substation ("police station facility") within the Work Use or Sports and Entertainment land use area. Construction of said facility shall be completed prior to issuance of the Final Conditional Use Permit for any of the buildings within the Hub of Retail Center.	C or O ECO
K-1-2	As part of the Project's operations, the Project shall implement, a Construction and Stadium Operations Plan ("SOP"). The SOP shall incorporate all of the following elements: (a) The Fire Protection Safety Plan required by Section 7.1.1 of the Development Agreement; (b) the Project Operations Plan provided in Section 7.1.1 of the Development Agreement; (c) a Health and Safety Plan that specifically include the requirements of mitigation measures L-5.9, M-2 and M-3; (d) a tentative annual event schedule and noise management plan; (e) a tailoring management plan; and, during construction phases of the Project, (e) a Construction Traffic Control Management Plan in accordance with K-1-3 and (f) a Construction Security and Safety Management Plan in accordance with K-1-4. The SOP shall be developed and updated on a qualified experts. The operator shall coordinate with the IPD, the Fire Department and the Economic and Community Development Department, and shall receive input from the noise monitoring coordinator.	o-d = OPB ECO e & f = BP ECO
K-1-3	As a component of the SOP, the Project operator shall annually develop a tailoring management plan designed to achieve compliance with the tailoring rules provided in the Hollywood Park Specific Plan. Such requirements, as they may be modified from time to time as provided in the Specific Plan, shall address operational concerns surrounding a lighting, noise, etc. but limited to, litter avoidance and removal, security patrols, provision of fire/hazardous response units, access management, protection of animal-related issues, and prevention of noise, smells or surrounding contamination.	Stadium C or D ECO
K-1-4	As a component of the SOP, during all phases of Project construction, the applicant shall prepare a Construction Security and Safety Management Plan that provides for the following safety features, for the benefit of members of the general public, construction workers, and third parties. (a) The Project developer(s) shall erect temporary fencing around the Project site during construction activities to secure the Project site and discourage trespassing, vandalism, and attractive nuisances. (b) The Project developer(s) shall prohibit the use of alcohol and illegal drugs on any potential criminal activity. Construction materials should not be accessible to the public during non-construction hours. (c) Detour and other signs should be clearly marked, posted and secured. (d) All open hazardous areas, such as trenches, must be secured. (e) All discarded debris should be secured during construction. (f) A private security service shall patrol the site during non-construction hours. (g) Construction managers and personnel shall be trained in emergency response and fire safety operations. (h) Fire safety equipment specific to Project construction shall be maintained on the construction sites in accordance with OSHA and Fire Code requirements, and Fire inspectors shall be assigned to the site, as needed. (i) Project contractors shall maintain safe and convenient pedestrian routes to HUSD schools at all times during construction. The contractor shall provide crossing guards when construction-related activities may in part obstruct school crossings. (j) The Project developer(s) shall maintain ongoing communication with school administration staff of affected schools, and shall provide sufficient notice to forward students and parents / guardians where possible liaisoning and vehicle routes to which may be impacted. (k) Staging or parking of construction related vehicles, including Vendor support vehicles, shall not be allowed adjacent to a school site during school opening hours.	BP, D ECO
K-1-5	Before construction begins, and as a component of the SOP, the applicant shall commence a Construction Traffic Control Management Plan.	BP ECO

C-5	Prior to construction, soil infiltration testing shall be conducted at locations where infiltration structures are planned.	GP	ECD
C-7	All grading shall conform to the requirements of the City of Englewood Building Code. The grading contractor is responsible for notifying the project Geotechnical Engineer of pre-grading meeting prior to the start of grading operations and any time that the operations are resumed after an interruption.	GP	ECD
C-8	Prior to construction, the Landowner shall submit to the City of Englewood Economic and Community Development Department a site-specific evaluation of soil conditions that is prepared by a registered soil engineer that includes recommendations for ground preparation and earthwork activities specific to the site, soil removal and replacement, and other site-specific earthwork activities in conformance with the City's Building Code.	GP	ECD
C-9	Excavation without shoring. Excavations of excavated structures shall be performed by the Project geotechnical engineer while the site is prepared with loaded equipment. Any loose or yielding soils shall be re-compact and/or removed and the results determined by the Project geotechnical engineer.	GP	ECD
C-10	Structural fill should consist of predominantly sandy soils, and should be free of fines or coarse clay, rock greater than 3 inches in maximum size, debris and other deleterious materials. All structural fill should be compacted to a minimum dry density of 95% of the maximum dry density as determined by T-5 D-100. Backfill in nonstructural and landscape areas shall be compacted to at least 90 percent.	GP	ECD
C-11	Soil removal and/or removal shall be performed by the Project geotechnical engineer. Removal of fill soils shall be performed by the Project geotechnical engineer. Testing of fill shall be performed to approximately every 7 feet (1.1 kilometers) or 400 cubic yards of fill placed, whichever comes first. If specified compaction is not achieved, additional compactive effort, moisture conditioning, and/or removal and recompaction of the fill soils shall be performed at the direction of the Project geotechnical engineer.	GP	ECD
C-12	All materials used for asphalt, concrete and base shall conform to the latest version of the Green Book adopted by the City of Englewood, and shall be compacted to at least 95 percent relative compaction.	GP	EW
C-13	If, in the opinion of the Project geotechnical engineer, a utility condition is noted or encountered during grading, all work in the area shall be stopped until measures are taken to mitigate the issue's condition. An inspection condition shall be considered any condition that creates a danger to workers, on-site structures, on-site construction, or any off-site properties or persons.	GP	ECD
C-14	Excavations shall be limited to 15 feet (4.5 meters). Excavations shall be kept stable by shoring or by other methods. Excavations of a horizontal distance at least equal to the depth of excavation, unless otherwise stated, shall be kept stable by shoring or by other methods. Excavations of a horizontal distance less than the depth of excavation, unless otherwise stated, shall be kept stable by shoring or by other methods. Horizontal excavations of a horizontal distance at least equal to the depth of excavation, unless otherwise stated, shall be kept stable by shoring or by other methods. Vertical excavations of a horizontal distance at least equal to the depth of excavation, unless otherwise stated, shall be kept stable by shoring or by other methods. Surface water should be controlled and prevented from running down the slope faces. Pounded water should not be allowed within the excavation. Workers should be adequately protected versus temporary excavations. Construction equipment and foot traffic should be kept off excavation slopes to minimize sloughing. All slope construction and excavations will be performed in accordance with site-specific plans prepared by a licensed engineer.	GP	ECD
C-16	All excavation slopes and shoring systems shall meet the minimum requirements of the Occupational Safety and Health Administration (OSHA) Standards. Monitoring safe and stable slopes on excavation is the responsibility of the contractor and yet depend on the nature of the soils and groundwater conditions encountered and the contractor's method of excavation. Excavations during construction should be carried out in such a manner that fall or scouring of the slope will not occur. The contractor shall perform and/or additional studies as the contractor determines to be necessary to ensure the safety of the excavation and the safety of adjacent structures or plans of adjacent property.	GP	ECD
C-18	It shall be anticipated that a site-specific design geotechnical report for each new section within that tract will be required. Specifically, after detailed building plans have been developed for each area of the Project site, detailed geotechnical investigations, testing, and analysis shall be performed, in order to develop a design specific to that area. The Project shall be designed and constructed in accordance with the necessary test results provided in these site-specific geotechnical reports. Such results shall be prepared by a licensed geotechnical engineer.	GP	ECD
C-17	The expansive potential of substrate soils within foundations, ceph under building pads shall be tested in building-specific site investigations, and recommendations regarding expansive soils shall be presented in site-specific geotechnical reports.	BP	ECD
C-18	Soil contam shall be treated in building-specific soil investigations. This criteria shall be considered in the design and protection of underground utility lines.	BP	ECD
C-19	Permit status shall be assigned by a licensed civil engineer, and shall be in accordance with the latest version of the Green Book adopted by the City of Englewood.	GP	EW
C-20	Project management shall be responsible for the design and implementation of plans and activities as directed on site by a licensed geotechnical engineer near during any excavation and earthwork activities to ensure that recommendations provided in the Project Geotechnical Report are followed when applicable.	GP	ECD
Geotechnical Requirements			
D-1	The applicant shall submit the RWCGB approved SMP environmental risk management protocol to the RWCGB for review during the Project.	C	ECD
D-2	COPCs encountered at the Project site and soil gas during the Project and implementation of the SMP shall be investigated, and concentrations of COPCs determined to be above the Property-specific criteria listed in the SMP will be addressed as part of the Project in accordance with the SMP approved by the RWCGB.	C	ECD
D-3	Groundwater is not expected to be encountered during work activities associated with the Project. Groundwater on the Property, if discovered during the Project to contain COPCs, will be addressed as required by the RWCGB.	C	ECD
D-4	The location of the Property shall be located and inspected per RWCGB guidelines. Remediation of soils shall be in accordance with the RWCGB standards.	C	ECD
D-5	Permit to issue a license of any construction permit by the City of Englewood, the "Project application" shall submit to the City of Englewood permit documents from the selected contractor showing submittal to handle asbestos and lead-based paint. Removal and remediation activities shall be undertaken in conformance with the regulations of the SCACM and the State of California, Division of Occupational Health and Safety.	DP	ECD
D-6	Any COPC-containing soil associated with the Project site shall be stored in accordance with the SMP approved by the RWCGB and in such a manner that underlying soils are not cross-contaminated. This could be accomplished by the use of plastic sheeting placed under and on top of the asbestos materials, or other suitable methods as determined by the Project contractor. The management, treatment, or disposal of such material shall comply with all federal, state, and local regulations related to hazardous waste, as applicable. All accepted materials shall be processed in order to prevent materials from being released into the environment.	C	ECD

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GOALS		COMPLIANCE			
GOAL	DESCRIPTION	COMPLIANCE	DESCRIPTION		
2-1	Design landscape in areas that are approved by the Specific Plan	See Landscape Plots.			
2-2	Protect soil during construction per building code requirements	Soil will be protected in accordance with SWPPP and Erosion Control Plan during the Construction.			
2-3	Use plants that are drought-resistant as authorized by the Specific Plan	Drought-tolerant/ xeriscape plants selected to comply CALGreen 4.304.1 Outdoor water use and/or Model Water Efficient Landscape Ordinance (MWELO). Plants selected generally per Specific Plan's suggestion.			
2-4	Use recycled rubble for backfill/drain rock	Recycled rubble and existing crushed/reclaimed base (CMB) will be used for drainage filters around French drains and where else possible.			
2-5	Provide shading of surface parking	Parking will be located in garage, no surface parking provided.			
3-1	Use water-conserving landscape technologies such as drip irrigation, moisture sensors, and watering zones	Complies per CALGreen 4.304.1 Outdoor water use and/or MWELO - Model Water Landscape Ordinance utilizing budget water savings measures described by Title 24 Waters.			
4-3	Provide a management plan to reduce and recycle construction waste	Waste management plan is attached.			
4-5	Provide space for storing and recycling recyclables	Will be shown on plans.			
9-1	Plan windows and window treatments to allow daylight for exterior independent of electric lighting	Windows are design to allow for daylight. Architectural elements will not block entry of natural light into units.			
9-2	Check windows for thermal, barrier materials, insulation and glass coatings that comply with energy code requirements	Will be met per Title 24, part 6 of the Energy Code.			
DATE		SET FOR NEXT REVIEW			
No. 1		PLANNER			
No. 2		REVIEWER			
No. 3		APPROVING OFFICER			
Address/APN:					
Zoning:					
Other:					
10-1	Offer windows clear, false materials, insulation, and glass coatings that comply with energy code requirements	Will be met per Title 24, part 6 of the Energy Code.			
10-2	The setting/space for central cooling or use of a whole-building ductless mini-split system	Building fans continuously operating will satisfy the whole building requirements. Operable windows will allow occupants to circulate with space cooling.			
10-3	The setting/space for central cooling or use of a whole-building ductless mini-split system	Building fans continuously operating will satisfy the whole building requirements. Operable windows will allow occupants to circulate with space cooling.			
10-4	This weatherstripping is present in garage at dorm and windows/door	Will be addressed per CA Code, Title 24 Part 6, Energy Code.			
10-5	This weatherstripping is present in garage at dorm and windows/door	Will be addressed per CA Code, Title 24 Part 6, Energy Code.			
10-6	Use "smart" irrigation controllers	Addressed by CALGreen 4.304.1 Irrigation Controllers			
10-7	Use water-conserving plumbing fixtures	Addressed by CALGreen 4.303 Indoor Water Use			
10-8	Use high-efficiency toilets	Addressed by CALGreen 4.303 Indoor Water Use			
10-9	Use water saving appliances and equipment	Install appliances with favorable water factor WF rating			
10-10	Insulate hot water pipes	Addressed by Title 24 Part 6, Energy Code.			
11-1	Use energy-efficient lamps and lighting fixtures	Addressed by Title 24 Part 6, Energy Code - High Efficiency requirements.			
11-2	Use lighting controls that save energy such as occupancy sensors	Will be installed per Title 24 Part 6, Energy Code - Hallways, stairwells, amenities, garage, unit bathrooms and unit closets where applicable.			
12-1	Use ENERGY STAR appliances	Will comply based on appliances that qualify - refrigerator and dishwasher.			
12-2	Use equipment without ozone-depleting refrigerants	R-410A refrigerant will be used.			
13-3	Use low- or no-VOC, formaldehyde-free paints, stains, and adhesives	Addressed by CALGreen 4.504 Indoor Air Quality			
13-7	Do not utilize wood-burning fireplaces	None will be installed.			